

COURT OF COMMO. LEAS - 26TH JUDICIAL DISTRICT OF PENNSYLVANIA  
COLUMBIA COUNTY BRANCH  
DOMESTIC RELATIONS SECTION  
PO BOX 380  
BLOOMSBURG, PA 17815

HOURS: 8:00 AM - 4:30 PM

TELEPHONE (570) 387-8870 (x19)  
TELEFAX (570) 387-8876

## FACSIMILE COVER SHEET

DATE FAX SENT:

5-15-02

TIME FAX SENT:

1:30pm

RE:

Wien Search RequestDocket # 49ED2002

DELIVER TO:

WendyFROM: COLUMBIA COUNTY DOMESTIC RELATIONS SECTION  
PO BOX 380  
BLOOMSBURG, PA 17815TOTAL NUMBER OF PAGES INCLUDING THE COVER SHEET: 3\*\*\* IF THE TOTAL PAGES, LISTED ABOVE, HAVE NOT BEEN RECEIVED, PLEASE  
CONTACT US AT EITHER OF THE ABOVE TELEPHONE OR TELEFAX NUMBERS.\*\*\* THE ENCLOSED FACSIMILE IS SOLELY INTENDED FOR THE SPECIFIC PERSON OR  
PERSONS NAMED ABOVE. IF DELIVERED TO THE WRONG PLACE OR PERSON,  
PLEASE RETURN OR IMMEDIATELY DESTROY THE FACSIMILE.

FAX SENT BY:

Joshua J. Van

DOMESTIC RELATIONS SECTION OF COLUMBIA COUNTY  
STATEMENT OF LIEN BY OPERATION OF LAW ARISING  
FROM OVERDUE SUPPORT OBLIGATIONS

I. Obligor information (To be completed by requestor)

Please search your records of child and spousal obligations to determine whether any record of overdue support exists for the following person:

NAME DATE OF BIRTH SOCIAL SECURITY#

Royce J. Welsh

DATE: 5-15-02

REQUESTOR: Sheriff

Print Name

Signature

II. Lien information (To be provided by DRS)

WE HAVE NO RECORD OF ANY CASE WITH THE ABOVE NAMED INDIVIDUAL.

WE HAVE AN OPEN CASE, WITH NO OVERDUE SUPPORT OWED.

X WE HAVE THE FOLLOWING RECORD OF OVERDUE SUPPORT OWED BY THE ABOVE NAMED OBLIGOR. THIS OVERDUE SUPPORT IS A LIEN BY OPERATION OF LAW AGAINST ALL REAL ESTATE OWNED BY THE OBLIGOR WITHIN THE JUDICIAL DISTRICT.

Amount of Overdue Support

Next Due Date

Next Payment Amount

\$/ 4,417.58

Date: 5-15-02

BY Julie H. J. Van

TITLE: Customer Svs.

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA. 17815  
FAX: (717) 784-0257

PHONE  
(717) 380-1622

24 HOUR PHONE  
(717) 784-1800

February 19, 2001

DOMESTIC RELATIONS  
702 SAWMILL ROAD  
BLOOMSBURG, PA 17815

COUNTRYSIDE HOME LOANS, INC.  
VS.  
LAWRENCE G. WARD  
DENISE M. WELSH  
ROYCE J. WELSH

DOCKET # 49ED2002

JD # 230JD2002

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

Please feel free to contact me with any questions that you may have.

Respectfully,

*Harry A. Roadarmel Jr.*

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 5/1/2002

SERVICE# 5 - OF - 11 SERVICES  
DOCKET # 49ED2002

PLAINTIFF COUNTRYSIDE HOME LOANS, INC.

DEFENDANT LAWRENCE G. WARD  
DENISE M. WELSH  
ROYCE J. WELSH

PERSON/CORP TO SERVED
H. JAMES HOCK TAX COLLECTOR
2626 OLD BERWICK ROAD
BLOOMSBURG

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Beverly Dertsch

RELATIONSHIP Secretary IDENTIFICATION \_\_\_\_\_

DATE 04/14/02 TIME 1453 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_\_ POB ☒ POE \_\_\_\_\_ CCSO \_\_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA \_\_\_\_\_  
C. CORPORATION MANAGING AGENT \_\_\_\_\_  
D. REGISTERED AGENT \_\_\_\_\_  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE \_\_\_\_\_

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

04/14/02 0940 Millard NAL-C.

DEPUTY

Millard

DATE

04/14/02

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 5/1/2002

SERVICE# 9 - OF - 11 SERVICES  
DOCKET # 49ED2002

PLAINTIFF COUNTRYSIDE HOME LOANS, INC.

DEFENDANT LAWRENCE G. WARD  
DENISE M. WELSH  
ROYCE J. WELSH

PERSON/CORP TO SERVED
COLUMBIA COUNTY TAX CLAIM
PO BOX 380
BLOOMSBURG

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Dennis Long

RELATIONSHIP Director TCB IDENTIFICATION \_\_\_\_\_

DATE 5-14-02 TIME 0855 MILEAGE 4 - OTHER \_\_\_\_\_

Race \_\_\_\_ Sex \_\_\_\_ Height \_\_\_\_ Weight \_\_\_\_ Eyes \_\_\_\_ Hair \_\_\_\_ Age \_\_\_\_ Military \_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_ POB \_\_\_\_ POE \_\_\_\_ CCSO \_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

A. Johnson

DATE

5-14-02

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 5/1/2002

SERVICE# 6 - OF - 11 SERVICES  
DOCKET # 49ED2002

PLAINTIFF COUNTRYSIDE HOME LOANS, INC.

DEFENDANT LAWRENCE G. WARD  
DENISE M. WELSH  
ROYCE J. WELSH

PERSON/CORP TO SERVED	PAPERS TO SERVED
DOMESTIC RELATIONS	WRIT OF EXECUTION - MORTGAGE
15 PERRY AVE.	FORECLOSURE
BLOOMSBURG	

SERVED UPON Leslie Feltner Cust Svs

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 5-14-02 TIME 0905 MILEAGE 4 - OTHER \_\_\_\_\_

Race \_\_\_\_ Sex \_\_\_\_ Height \_\_\_\_ Weight \_\_\_\_ Eyes \_\_\_\_ Hair \_\_\_\_ Age \_\_\_\_ Military \_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_ POB \_\_\_\_ POE \_\_\_\_ CCSO \_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

[Signature]

DATE 5-14-02

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 784-0257

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

## SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT 5-1-02  
DOCKET AND INDEX 5-9-02  
SET FILE FOLDER UP 5-9-02  
CHECK FOR PROPER INFO  
WRIT OF EXECUTION ✓  
COPY OF DESCRIPTION ✓  
WHEREABOUTS OF LAST KNOWN ADDRESS ✓  
NON-MILITARY AFFIDAVIT  
NOTICES OF SHERIFF'S SALE 9  
WATCHMAN RELEASE FORM ✓  
AFFIDAVIT OF LEINS LIST ✓  
CHECK FOR \$~~1200~~.00 195557 for \$1,350.00

\* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEED ANY FURTHER WITH SALE  
NOTIFY THE ATTY TO SEND ADDITIONAL INFO.

SET SALE DATE AND ADV. DATES AND POSTING DATES June 26, 2002 at 0930  
POST ALL DATES ON CALANDER Post 5-24 Adv. June 5, 12, 19

- \* SET SALE DATE AT LEAST 2 MONTHS AFTER RECEIVING WRIT
- \* SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THUR. TILL SALE 3 TIMES
- \* SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE

SET DISTRIBUTION DATE \_\_\_\_\_  
\* MUST BE FILED WITHIN 30 DAYS OF SALE (POSTED)  
\* MUST BE PAID 10 DAYS AFTER IT HAS BEEN POSTED

FILL IN ALL NO.'s ON EXECUTION PAPERS \_\_\_\_\_  
TYPE PROPER INFO ON DESCRIPTION (REFER TO PREVIOUS SALES \_\_\_\_\_  
SERVICE

TYPE CARDS FOR DEFENDANTS \_\_\_\_\_  
PUT PAPERS TOGETHER FOR DEFENDANTS \_\_\_\_\_  
\* COPY OF WRIT FOR EACH DEFENDANT  
\* NOTICE OF SHERIFF SALE  
\* COPY OF DESCRIPTION

PUT TOGETHER PAPERS FOR LEIN HOLDERS \_\_\_\_\_  
\* NOTICE OF SALE DIRECTED TO THEM

SEND NOTICES TO LIEN HOLDERS VIA CERT. MAIL OR SENDERS RECEIPT \_\_\_\_\_  
\* DOCKET ALL DATES

# SHERIFF'S SALE

WEDNESDAY JUNE 26, 2002 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 49 OF 2002 ED AND CIVIL WRIT NO. 230 OF 2002 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN SCOTT TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS TO-WIT: BEGINNING AT A SET IRON PIN IN LINE OF LANDS OF BETTY E. KRESSLER, SAID IRON PIN BEING LOCATED AT THE SOUTHWEST CORNER OF LAND OF FRED E. AND ETHEL MAGILL; THEN ALONG LANDS OF BETTY E. KRESSLER AND HARLAND H. AND SHIRLEY R. SHOEMAKER SOUTH 73 DEGREES 49 MINUTES 56 SECONDS WEST 165.00 FEET TO A SET IRON PIN; THEN ALONG OTHER LANDS OF NICK AND DORIS S. MYNUK, DESIGNATED AS TRACT NUMBER TWO ON MAP OF ORANGEVILLE SURVEYING CONSULTANTS DATED JANUARY 1, 1991 NORTH 05 DEGREES 12 MINUTES 29 SECONDS EAST 103.87 FEET TO A SET IRON PIN; THEN ALONG THE SAME AND PASSING THROUGH AN IRON PIN SET ON THE SOUTHERN EDGE OF TOWNSHIP ROUTE NO. 461 NORTH 12 DEGREES 05 MINUTES 13 SECONDS WEST 100.00 FEET TO A POINT IN THE CENTERLINE OF TOWNSHIP ROUTE NO. 461 (THIRD STREET); THEN BY THE CENTERLINE OF TOWNSHIP ROUTE NO. 461 NORTH 73 DEGREES 49 MINUTES 56 SECONDS EAST 95.50 FEET TO A POINT; THEN BY LANDS OF FRED E. AND ETHEL MAGILL AND PASSING THROUGH AN IRON PIN SET ON THE SOUTHERN EDGE OF TOWNSHIP ROUTE NO. 461 SOUTH 23 DEGREES 17 MINUTES 04 SECONDS EAST 198.00 FEET TO THE PLACE OF BEGINNING CONTAINING 0.552 ACRES (24,045.85 SQ. FT.) OF LAND. BEING TRACT NUMBER THREE OF LANDS OF THE ABOVE-NAMED GRANTOR SURVEYED BY ORANGEVILLE SURVEYING CONSULTANTS, DATED JANUARY 1, 1991 AND RECORDED IN MAP BOOK 6, PAGE 720 IN THE OFFICE OF THE RECORDER OF DEEDS OF COLUMBIA COUNTY.

BEING THE SAME PREMISES WHICH RUSSELL L. LAWTON AND ANGELA L LAWTON, HUSBAND AND WIFE, BY DEED DATED AUGUST 24, 1999, GRANTED AND CONVEYED UNTO LAWRENCE G. WARD, MORTGAGOR HEREIN.

Vested by Deed, dated 8/24/99, given by Russell L. Lawton and Angela L Lawton, husband and wife to Lawrence G. Ward and recorded 8/26/99 in Book: 736 Page: 319

Tax Parcel ID #: 31-4CI-046-01

PROPERTY KNOWN AS: 3350 THIRD STREET, BLOOMSBURG, PA 17815

## TERMS OF SALE

**MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10% ) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

**REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

**IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.**

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiff's Attorney  
Frank Federman  
1617 John F. Kennedy Blvd  
Philadelphia, PA 19103

Sheriff of Columbia County  
Harry A. Roadarmel, Jr.  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

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Tax Parcel ID #: 31-4C1-046-01

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Plaintiff's Attorney  
Frank Federman  
1617 John F. Kennedy Blvd  
Philadelphia, PA 19103

Sheriff of Columbia County  
Harry A. Roadarmel, Jr.  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

FEDERMAN and PHELAN, L.L.P.

By: FRANK FEDERMAN

Identification No. 12248

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

ATTORNEY FOR PLAINTIFF

COUNTRYWIDE HOME LOANS, INC.

Plaintiff

vs.

LAWRENCE G. WARD

DENISE M. WELSH (EQUITABLE OWNER)

ROYCE J. WELSH (EQUITABLE OWNER)

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2002-CV-230

:

:

:

:

:

**\*\*THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.\*\***

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

APRIL 30, 2002

TO: LAWRENCE G. WARD  
45 CHESTNUT DRIVE  
STAFFORD, VA 22554

DENISE M. WELSH (EQUITABLE OWNER)  
ROYCE J. WELSH (EQUITABLE OWNER)  
3350 THIRD STREET  
BLOOMSBURG, PA 17815

Your house (real estate) at 3350 THIRD STREET, BLOOMSBURG, PA 17815, is scheduled to be sold at the Sheriff's Sale on June 26, 2002, at 9:30 Am in the Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815 to enforce the court judgment of \$96,435.91 obtained by COUNTRYWIDE HOME LOANS, INC. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale, you must take **immediate action:**

1. The sale will be cancelled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: (215) 563-7000. 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to p the sale through other legal proceedin

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call (814) 272-9350.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the Sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.

7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

**COLUMBIA COUNTY  
SUSQUEHANNA LEGAL SERVICES  
168 E. 5<sup>th</sup> STREET,  
BLOOMSBURG, PA 17815  
(570) 784-8760**

Legal Description:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN SCOTT TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS TO-WIT:

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FEDERMAN and PHELANS, L.L.P.  
By: FRANK FEDERMAN  
Identification No. 12248  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

COUNTRYWIDE HOME LOANS, INC.

Plaintiff

vs.

LAWRENCE G. WARD  
DENISE M. WELSH(EQUITABLE OWNER)  
ROYCE J. WELSH (EQUITABLE OWNER)

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2002-CV-230  
: 2002-ED-49

**AFFIDAVIT PURSUANT TO RULE 3129**

**(Affidavit No. 1)**

**COUNTRYWIDE HOME LOANS, INC.**, Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **3350 THIRD STREET, BLOOMSBURG, PA 17815**.

1. Name and address of Owner(s) or reputed Owner(s):

NAME

LAST KNOWN ADDRESS (if address cannot be  
reasonably ascertained, please so indicate)

LAWRENCE G. WARD

45 CHESTNUT DRIVE  
STAFFORD, VA 22554

DENISE M. WELSH(EQUITABLE OWNER)

3350 THIRD STREET  
BLOOMSBURG, PA 17815

ROYCE G. WELSH (EQUITABLE OWNER)

3350 THIRD STREET  
BLOOMSBURG, PA 17815

2. Name and address of Defendant(s) in the judgment:

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LAST KNOWN ADDRESS (if address cannot be  
reasonably ascertained, please so indicate)

**SAME AS ABOVE**

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

  
FRANK FEDERMAN, ESQUIRE

Date: **APRIL 30, 2002**

**FEDERMAN and PHELAN, L.L.P.**

**By: FRANK FEDERMAN**

**Identification No. 12248**

**ATTORNEY FOR PLAINTIFF**

**One Penn Center at Suburban Station**

**1617 John F. Kennedy Boulevard**

**Suite 1400**

**Philadelphia, PA 19103-1814**

**(215) 563-7000**

**COUNTRYWIDE HOME LOANS, INC.**

**: COLUMBIA County**

**:**

**Plaintiff**

**: Court of Common Pleas**

**:**

**vs.**

**: CIVIL DIVISION**

**:**

**LAWRENCE G. WARD**

**: NO. 2002-CV-230**

**DENISE M. WELSH(EQUITABLE OWNER)**

**:**

**ROYCE J. WELSH (EQUITABLE OWNER)**

**:**

**:**

**Defendant(s)**

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LAST KNOWN ADDRESS

**NONE**

4. Name and address of last recorded holder of every mortgage of record:

NAME

LAST KNOWN ADDRESS

**NONE**

5. Name and address of every other person who has any record lien on the property:

**NONE**

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

**NONE**

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

**DOMESTIC RELATIONS OF  
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE  
P.O. Box 380  
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**COMMONWEALTH OF PENNSYLVANIA  
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Attorney for Plaintiff

DATE: **APRIL 30, 2002**

**WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)**  
**P.R.C.P. 3180-3183 and RULE 2357**

**COUNTRYWIDE HOME LOANS, INC.**

**Plaintiff**

**vs.**

**LAWRENCE G. WARD**  
**DENISE M. WELSH(EQUITABLE OWNER)**  
**ROYCE J. WELSH (EQUITABLE OWNER)**

**Defendant(s)**

**: COURT OF COMMON PLEAS**  
**: COLUMBIA COUNTY, PA**

**: NO: 2002-CV-230**

**: 2002-ED-49**

**: WRIT OF EXECUTION**

**: (MORTGAGE FORECLOSURE)**

**TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA**

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following described property (specifically described property below):

Premises: 3350 THIRD STREET  
BLOOMSBURG, PA 17815

(see attached legal description)

Amount Due \$96,435.91

Interest from 4/30/02 \$ \_\_\_\_\_  
to sale date  
(per diem-\$15.85)

Total \$ \_\_\_\_\_ Plus Costs as endorsed.

Clerk *Terri B. Kline/EdB*  
Office of the Prothonotary  
Common Pleas Court of  
Columbia County, PA

Dated: 5/1/2002  
(Seal)

**WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)**  
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**Defendant(s)**

**: COURT OF COMMON PLEAS**  
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ATTORNEY FOR PLAINTIFF

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Defendant(s)

: COLUMBIA County

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: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2002-CV-230

:

:

:

:

:

**\*\*THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A  
DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR  
THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A  
DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE  
CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT  
ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.\*\***

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

APRIL 30, 2002

TO: LAWRENCE G. WARD  
45 CHESTNUT DRIVE  
STAFFORD, VA 22554

DENISE M. WELSH (EQUITABLE OWNER)  
ROYCE J. WELSH (EQUITABLE OWNER)  
3350 THIRD STREET  
BLOOMSBURG, PA 17815

Your house (real estate) at 3350 THIRD STREET, BLOOMSBURG, PA 17815, is scheduled to be sold at the Sheriff's Sale on June 26, 2002, at 9:30 Am in the Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomshurg, PA 17815 to enforce the court judgment of \$96,435.91 obtained by COUNTRYWIDE HOME LOANS, INC. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale, you must take **immediate action:**

1. The sale will be cancelled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **(215) 563-7000**. 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to p the sale through other legal proceedin

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call (814) 272-9350.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the Sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

**COLUMBIA COUNTY  
SUSQUEHANNA LEGAL SERVICES  
168 E. 5<sup>th</sup> STREET,  
BLOOMSBURG, PA 17815  
(570) 784-8760**

Legal Description:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN SCOTT TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A SET IRON PIN IN LINE OF LANDS OF BETTY E. KRESSLER, SAID IRON PIN BEING LOCATED AT THE SOUTHWEST CORNER OF LAND OF FRED E. AND ETHEL MAGILL; THEN ALONG LANDS OF BETTY E. KRESSLER AND HARLAND H. AND SHIRLEY R. SHOEMAKER SOUTH 73 DEGREES 49 MINUTES 56 SECONDS WEST 165.00 FEET TO A SET IRON PIN; THEN ALONG OTHER LANDS OF NICK AND DORIS S. MYNUK, DESIGNATED AS TRACT NUMBER TWO ON MAP OF ORANGEVILLE SURVEYING CONSULTANTS DATED JANUARY 1, 1991 NORTH 05 DEGREES 12 MINUTES 29 SECONDS EAST 103.87 FEET TO A SET IRON PIN; THEN ALONG THE SAME AND PASSING THROUGH AN IRON PIN SET ON THE SOUTHERN EDGE OF TOWNSHIP ROUTE NO. 461 NORTH 12 DEGREES 05 MINUTES 13 SECONDS WEST 100.00 FEET TO A POINT IN THE CENTERLINE OF TOWNSHIP ROUTE NO. 461 (THIRD STREET); THEN BY THE CENTERLINE OF TOWNSHIP ROUTE NO. 461 NORTH 73 DEGREES 49 MINUTES 56 SECONDS EAST 95.50 FEET TO A POINT; THEN BY LANDS OF FRED E. AND ETHEL MAGILL AND PASSING THROUGH AN IRON PIN SET ON THE SOUTHERN EDGE OF TOWNSHIP ROUTE NO. 461 SOUTH 23 DEGREES 17 MINUTES 04 SECONDS EAST 198.00 FEET TO THE PLACE OF BEGINNING CONTAINING 0.552 ACRES (24,045.85 SQ. FT.) OF LAND. BEING TRACT NUMBER THREE OF LANDS OF THE ABOVE-NAMED GRANTOR SURVEYED BY ORANGEVILLE SURVEYING CONSULTANTS, DATED JANUARY 1, 1991 AND RECORDED IN MAP BOOK 6, PAGE 720 IN THE OFFICE OF THE RECORDER OF DEEDS OF COLUMBIA COUNTY.

BEING THE SAME PREMISES WHICH RUSSELL L. LAWTON AND ANGELA L. LAWTON, HUSBAND AND WIFE, BY DEED DATED AUGUST 24, 1999, GRANTED AND CONVEYED UNTO LAWRENCE G. WARD, MORTGAGOR HEREIN.

Vested by Deed, dated 8/24/99, given by Russell L. Lawton and Angela L. Lawton, husband and wife to Lawrence G. Ward and recorded 8/26/99 in Book: 736 Page: 319

Tax Parcel ID #: 31-4C1-046-01

PROPERTY KNOWN AS: 3350 THIRD STREET, BLOOMSBURG, PA 17815

**WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)  
P.R.C.P. 3180-3183 and RULE 2357**

**COUNTRYWIDE HOME LOANS, INC.**

**Plaintiff**

**vs.**

**LAWRENCE G. WARD  
DENISE M. WELSH(EQUITABLE OWNER)  
ROYCE J. WELSH (EQUITABLE OWNER)**

**Defendant(s)**

**: COURT OF COMMON PLEAS  
: COLUMBIA COUNTY, PA  
:  
: NO: 2002-CV-230  
: *2002-ETD-49*  
: WRIT OF EXECUTION  
: (MORTGAGE FORECLOSURE)  
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Dated: *5/1/2002*  
(Seal)

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**By: FRANK FEDERMAN**  
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**ATTORNEY FOR PLAINTIFF**

**COUNTRYWIDE HOME LOANS, INC.**

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**ROYCE J. WELSH (EQUITABLE OWNER)**

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**:**  
**: Court of Common Pleas**  
**:**  
**: CIVIL DIVISION**  
**:**  
**: NO. 2002-CV-230**  
**: 2002-ED. 49**  
**:**  
**:**

**CERTIFICATION**

FRANK FEDERMAN, ESQUIRE, hereby states that he is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- ☒ (X) an FHA Mortgage
- ☐ ( ) non-owner occupied
- ☐ ( ) vacant
- ☐ ( ) Act 91 procedures have been fulfilled

This certification is made subject to the penalties of 18 Pa. C.S. § 4904 relating to unsworn falsification to authorities.

  
**FRANK FEDERMAN, ESQUIRE**  
**Attorney for Plaintiff**

FEDERMAN and PHELAN, L.L.P.  
By: FRANK FEDERMAN  
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**DOMESTIC RELATIONS OF  
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ATTORNEY FOR PLAINTIFF

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ROYCE J. WELSH (EQUITABLE OWNER)

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: NO. 2002-CV-230

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**: COLUMBIA County**

**:**

**: Court of Common Pleas**

**:**

**: CIVIL DIVISION**

**:**

**: NO. 2002-CV-230**

**:**

**:**

**:**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**COUNTRYWIDE HOME LOANS, INC.**, Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQ., sets forth as of the date the Praeipe for the Writ of Execution was filed the following information concerning the real property located at **3350 THIRD STREET, BLOOMSBURG, PA 17815.**

1. Name and address of Owner(s) or reputed Owner(s):

NAME

LAST KNOWN ADDRESS

**LAWRENCE G. WARD**

**45 CHESTNUT DRIVE  
STAFFORD, VA 22554**

**DENISE M. WELSH(EQUITABLE OWNER)**

**3350 THIRD STREET  
BLOOMSBURG, PA 17815**

**ROYCE G. WELSH (EQUITABLE OWNER)**

**3350 THIRD STREET  
BLOOMSBURG, PA 17815**

2. Name and address of Defendant(s) in the judgment:

NAME

LAST KNOWN ADDRESS

**SAME AS ABOVE**

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:

NAME

LAST KNOWN ADDRESS

NONE

4. Name and address of last recorded holder of every mortgage of record:

NAME

LAST KNOWN ADDRESS

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5. Name and address of every other person who has any record lien on the property:

NONE

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

NONE

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

**DOMESTIC RELATIONS OF  
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE  
P.O. Box 380  
Bloomsburg, PA 17815**


**TENANT/OCCUPANT**

**3350 THIRD STREET  
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE**

**P.O. BOX 2675  
HARRISBURG, PA 17105**

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

  
**FRANK FEDERMAN, ESQUIRE**  
Attorney for Plaintiff

DATE: **APRIL 30, 2002**

FEDERMAN and PHELÁN, L.L.P.  
By: FRANK FEDERMAN  
Identification No. 12248  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

COUNTRYWIDE HOME LOANS, INC.

Plaintiff

vs.

LAWRENCE G. WARD

DENISE M. WELSH(EQUITABLE OWNER)

ROYCE J. WELSH (EQUITABLE OWNER)

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2002-CV-230

: 2002-ED-49

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**(215) 563-7000**

**ATTORNEY FOR PLAINTIFF**

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**Plaintiff**

**vs.**

**LAWRENCE G. WARD**

**DENISE M. WELSH(EQUITABLE OWNER)**

**ROYCE J. WELSH (EQUITABLE OWNER)**

**Defendant(s)**

**: COLUMBIA County**

**:**

**: Court of Common Pleas**

**:**

**: CIVIL DIVISION**

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**: NO. 2002-CV-230**

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(215) 563-7000

ATTORNEY FOR PLAINTIFF

FILED  
JAN 10 2003  
CLERK OF COURT  
COLUMBIA COUNTY  
PA  
COPY

COUNTRYWIDE HOME LOANS, INC.

: COLUMBIA County

Plaintiff

: Court of Common Pleas

vs.

: CIVIL DIVISION

LAWRENCE G. WARD

DENISE M. WELSH(EQUITABLE OWNER)

ROYCE J. WELSH (EQUITABLE OWNER)

: NO. 2002-CV-230

: 2002-ED-49

Defendant(s)

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Date: APRIL 30, 2002

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**By: FRANK FEDERMAN**

**Identification No. 12248**

**One Penn Center at Suburban Station**

**1617 John F. Kennedy Boulevard**

**Suite 1400**

**Philadelphia, PA 19103-1814**

**(215) 563-7000**

**ATTORNEY FOR PLAINTIFF**

**COUNTRYWIDE HOME LOANS, INC.**

**Plaintiff**

**vs.**

**LAWRENCE G. WARD**

**DENISE M. WELSH(EQUITABLE OWNER)**

**ROYCE J. WELSH (EQUITABLE OWNER)**

**Defendant(s)**

**: COLUMBIA County**

**:**

**: Court of Common Pleas**

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**: NO. 2002-CV-230**

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**DOMESTIC RELATIONS OF  
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**FRANK FEDERMAN, ESQUIRE**  
Attorney for Plaintiff

DATE: **APRIL 30, 2002**

**SHERIFF'S RETURN OF SERVICE-COLUMBIA COUNTY**

**PLAINTIFF**

**COUNTRYWIDE HOME LOANS, INC.**

**DEFENDANT**

**COURT NO.: 2002-CV-230**

**LAWRENCE G. WARD**

**DENISE M. WELSH (EQUITABLE OWNER)**

**ROYCE J. WELSH (EQUITABLE OWNER)**

**SERVE AT:**

**3350 THIRD STREET**

**BLOOMSBURG, PA 17815**

**a)TYPE OF ACTION**

**XX Notice of Sheriff's Sale**

**SALE DATE: \_\_\_\_\_**

**PLEASE POST THE HANDBILL.**

**SERVED**

Served and made known to \_\_\_\_\_, Defendant, on the \_\_\_\_ day of \_\_\_\_\_, 200\_\_, at \_\_, o'clock \_\_. M., at \_\_\_\_\_, Commonwealth of Pennsylvania, in the manner described below:

☐ Defendant personally served.

☐ Adult family member with whom Defendant(s) reside(s).

Relationship is \_\_\_\_\_.

☐ Adult in charge of Defendant's residence who refused to give name or relationship.

☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

☐ Agent or person in charge of Defendant's office or usual place of business.

☐ \_\_\_\_\_ an officer of said Defendant's company.

☐ Other: \_\_\_\_\_.

Description: Age \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Race \_\_\_\_\_ Sex \_\_\_\_\_ Other \_\_\_\_\_

**SHERIFF**

By: \_\_\_\_\_ Deputy Sheriff

On the \_\_\_\_ day of \_\_\_\_\_, 200\_\_, at \_\_\_\_ o'clock \_\_. M., Defendant NOT FOUND because:

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

Other: \_\_\_\_\_

**SHERIFF**

By: \_\_\_\_\_ Deputy Sheriff

**I. DEPUTIZED SERVICE**

Now, this \_\_\_\_ day of \_\_\_\_\_, 200\_\_, I, Sheriff of CLINTON County, Pennsylvania, do hereby deputize the Sheriff of \_\_\_\_ County to serve this Notice of Sheriff's Sale and make return thereof and according to law.

**SHERIFF**

By: \_\_\_\_\_ Deputy Sheriff

**ATTORNEY FOR PLAINTIFF**

**FRANK FEDERMAN, ESQUIRE**

**I.D.#12248**

**One Penn Center at Suburban Station**

**1617 John F. Kennedy Boulevard**

**Suite 1400**

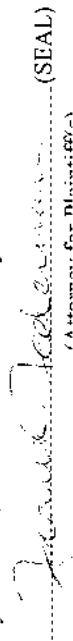
**Philadelphia, PA 19103-1814**

**(215)563-7000**

WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability of the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

 (SEAL)  
(Attorney for Plaintiff(s))

WAIVER OF INSURANCE - Now, \_\_\_\_\_, 20\_\_\_\_, the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

 (SEAL)  
(A Notary Public for the State of Pennsylvania)

\_\_\_\_\_, 20\_\_

HARRY A. ROADARMEL

Sheriff

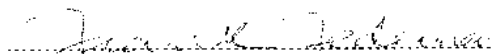
COLUMBIA County, Pa.

Sir: — There will be placed in your hands

for service a Writ of \_\_\_\_\_EXECUTION (REAL ESTATE)\_\_\_\_\_, styled as

follows: COUNTRYWIDE HOME LOANS, INC. vs LAWRENCE G. WARD, DENISE M. WELSH(EQUITABLE OWNER) and ROYCE J. WELSH.(EQUITABLE OWNER)

The defendant LAWRENCE G. WARD will be found at 45 CHESTNUT DRIVE, STAFFORD, VA 22554. and the defendants DENISE M. WELSH(EQUITABLE OWNER) and ROYCE J. WELSH (EQUITABLE OWNER) will be found at 3350 THIRD STREET, BLOOMSBURG, PA 17815.

 Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found, what foods and chattels shall/ be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises.

Please do not furnish us with the old deed or mortgage.

See attached legal description.....

.....  
.....  
.....

Legal Description:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN SCOTT TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A SET IRON PIN IN LINE OF LANDS OF BETTY E. KRESSLER, SAID IRON PIN BEING LOCATED AT THE SOUTHWEST CORNER OF LAND OF FRED E. AND ETHEL MAGILL; THEN ALONG LANDS OF BETTY E. KRESSLER AND HARLAND H. AND SHIRLEY R. SHOEMAKER SOUTH 73 DEGREES 49 MINUTES 56 SECONDS WEST 165.00 FEET TO A SET IRON PIN; THEN ALONG OTHER LANDS OF NICK AND DORIS S. MYNUK, DESIGNATED AS TRACT NUMBER TWO ON MAP OF ORANGEVILLE SURVEYING CONSULTANTS DATED JANUARY 1, 1991 NORTH 05 DEGREES 12 MINUTES 29 SECONDS EAST 103.87 FEET TO A SET IRON PIN; THEN ALONG THE SAME AND PASSING THROUGH AN IRON PIN SET ON THE SOUTHERN EDGE OF TOWNSHIP ROUTE NO. 461 NORTH 12 DEGREES 05 MINUTES 13 SECONDS WEST 100.00 FEET TO A POINT IN THE CENTERLINE OF TOWNSHIP ROUTE NO. 461 (THIRD STREET); THEN BY THE CENTERLINE OF TOWNSHIP ROUTE NO. 461 NORTH 73 DEGREES 49 MINUTES 56 SECONDS EAST 95.50 FEET TO A POINT; THEN BY LANDS OF FRED E. AND ETHEL MAGILL AND PASSING THROUGH AN IRON PIN SET ON THE SOUTHERN EDGE OF TOWNSHIP ROUTE NO. 461 SOUTH 23 DEGREES 17 MINUTES 04 SECONDS EAST 198.00 FEET TO THE PLACE OF BEGINNING CONTAINING 0.552 ACRES (24,045.85 SQ. FT.) OF LAND. BEING TRACT NUMBER THREE OF LANDS OF THE ABOVE-NAMED GRANTOR SURVEYED BY ORANGEVILLE SURVEYING CONSULTANTS, DATED JANUARY 1, 1991 AND RECORDED IN MAP BOOK 6, PAGE 720 IN THE OFFICE OF THE RECORDER OF DEEDS OF COLUMBIA COUNTY.

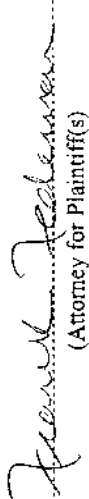
BEING THE SAME PREMISES WHICH RUSSELL L. LAWTON AND ANGELA I. LAWTON, HUSBAND AND WIFE, BY DEED DATED AUGUST 24, 1999, GRANTED AND CONVEYED UNTO LAWRENCE G. WARD, MORTGAGOR HEREIN.

Vested by Deed, dated 8/24/99, given by Russell L. Lawton and Angela I. Lawton, husband and wife to Lawrence G. Ward and recorded 8/26/99 in Book: 736 Page: 319


Tax Parcel ID #: 31-4C1-046-01

PROPERTY KNOWN AS: 3350 THIRD STREET, BLOOMSBURG, PA 17815

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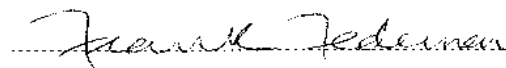
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Please do not furnish us with the old deed or mortgage.

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Vested by Deed, dated 8/24/99, given by Russell L. Lawton and Angela I. Lawton, husband and wife to Lawrence G. Ward and recorded 8/26/99 in Book: 736 Page: 319

Tax Parcel ID #: 31-4C1-046-01

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Vested by Deed, dated 8/24/99, given by Russell L. Lawton and Angela I. Lawton, husband and wife to Lawrence G. Ward and recorded 8/26/99 in Book: 736 Page: 319

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DOC NO	APPLY TO	DATE	INVOICE	APPLY TO INVOICE	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
195557	194239	04/24/02	804754		1,350.00	0.00	1,350.00
WARD, LARENCE							
							1,350.00

FEDERMAN & PHELAN  
ATTORNEY ESCROW ACCOUNT  
ONE PENN CENTER, SUITE 1400  
PHILADELPHIA, PA 19103-1814

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER - SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES

FEDERMAN & PHELAN  
ATTORNEY ESCROW ACCOUNT  
ONE PENN CENTER, SUITE 1400  
PHILADELPHIA, PA 19103-1814

COMMERCE BANK  
PHILADELPHIA, PA 19148

3-180/350

CHECK NO  
195557

DATE	AMOUNT
4/24/2002	*****1,350.00

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

Void after 90 days

To The Sheriff of Columbia County  
Order 35 W Main Street  
Of Bloomsburg, PA 17815

*Frank Federman*

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

195557 036001808136 150866 6